The City Council of the City of Seabrook met in regular session on Tuesday, August 18, 2015 at 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON	MAYOR PRO TEM & COUNCIL PLACE NO. 3
MELISSA BOTKIN - Ex. Abs.	COUNCIL PLACE NO. 4
GLENNA ADOVASIO	COUNCIL PLACE NO. 5
O. J. MILLER	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	ASSISTANT CITY MANAGER
STEVEN L. WEATHERED	CITY ATTORNEY
ROBIN HICKS	CITY SECRETARY

Mayor Royal called the meeting to order at 7:00 p.m. and led the audience in the United States and Texas Pledge of Allegiance.

PLEDGE OF ALLEGIANCE

1.0 PRESENTATIONS

1.1 Presentation to recognize the Community Development Department for an outstanding meeting on July 30 at Bay Elementary to kick off the Comprehensive Master Plan Review. (Cook)

Gayle Cook, City Manager, recognized the Community Development Department, specifically Alesia Hammock, for their hard work in putting together the Comprehensive Master Plan Review community workshop on July 30 at Bay Elementary. Ms. Cook gave special credit and thanks to Alesia for not only coming up with the idea of giving away door prizes at the meeting, but for also personally making face to face visits to local businesses to solicit those prizes. Everyone that attended truly enjoyed the workshop. Sean Landis, Assistant City Manager, wanted to reiterate that the workshop was a team effort with all City departments.

1.2 Presentation by Offshore Thunder Productions in regards to 2015 Texas Outlaw Challenge held June 17-21. (Paul Robinson)

Mr. Paul Robinson, with Offshore Thunder Productions, stated 2015 was the 8th annual Texas Outlaw Challenge event. The size of the event has grown locally and nationally, with people coming from all over to attend. There were 205 teams this year, and a record number of people, with 85 volunteers and 63 local and national sponsors. Area hotels were filled, and Best Western gave complimentary rooms to sponsors. The shootout is now a national news item, with a record speed of 201.8 mph. There are eight charities benefitting from the Outlaw Challenge, including Families Experience with Downs Syndrome - $1000; Lions Club, which works the gate for the event - $2500; The Bridge Women's Shelter - $1000; and Shriner's Hospital - $1000. One hundred percent of the tickets sales at the gate go to the charities. In 2016 the Texas Outlaw Challenge is predicted to bring international visitors to the area. As a token of appreciation to the City for its sponsorship, Mr. Robinson presented the City with the Texas Outlaw Challenge "Gun" award.

1.3 Presentation by Port of Houston Authority Staff to include but not limited to the Rail, Quiet Zones, Sound Barrier options, and Seabrook Rail Spur Noise Barrier Review. (PHA)

Gayle Cook, City Manager, stated there will be no presentation by the Port of Houston Authority. The presentation will be on a future agenda.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS - none

2.1 Mayor, City Council and/or members of the city staff may make announcements about city/community events. (Council)

Councilor Giangrosso made announcements about several events, including the Harris County Mayors' and Council Association dinner Thursday night, August 20, at which Jeff Galyean, Emergency Management Coordinator for the City of Seabrook, will be speaking.

3.0 CONSENT AGENDA

3.1 Approve final acceptance of all new infrastructure improvements to the Sanitary Sewer Utility for Harbortown Estates. (Chairez)

3.2 Approve Monthly Public Safety Report for July 2015. (Wright)

3.3 Approve Monthly Building Report for July 2015 (Landis)

3.4 Approve the City auction items list for the annual surplus auction. (Chairez)

3.5 Approve the minutes of the July 13, 2015 City Council Budget Workshop meeting. (Hicks)

3.6 Approve the minutes of the July 14, 2015 City Council Budget Workshop meeting. (Hicks)

3.7 Approve the minutes of the July 28, 2015 regular City Council meeting. (Hicks)

3.8 Approve the minutes of the August 04, 2015 regular City Council meeting. (Hicks)

3.9 Approve an excused absence for Glenn Royal for the July 28, 2015 regular City Council meeting. (Hicks)

3.10 Approve an excused absence for Robert Llorente for the August 04, 2015 regular City Council meeting. (Hicks)

Motion was made by Councilor Johnson and seconded by Councilor Giangrosso.

To approve the Consent Agenda, as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

END OF CONSENT AGENDA

4.0 NEW BUSINESS

4.1 Consider approval of market study cities and next steps for Compensation Study to be completed by Public Sector Personnel Consultants. (Cook)

Gayle Cook, City Manager, introduced Matt Weatherly with Public Sector Personnel Consultants (PSPC) which was the successful bidder through the Request for Proposal process. PSPC has worked with 75 different cities in Texas, including Galveston and other Seabrook neighbors. Mr. Weatherly explained that one of the first steps of the compensation study is to look at comparable cities and focus on the collection of salary and benefits data to answer three questions: 1) where are we; 2) where do we want to be; and 3) how do we stand up against those around us. Seabrook's last compensation study was completed in 2007, and studies are typically completed every 7-10 years. PSPC will communicate with Council while gathering data, to obtain Council direction. The study will not result in everyone receiving a pay increase, but will be much more strategic and systematic, answering bigger picture questions, to arm Council with data for assistance with policy making and long term strategy. Regardless of the numbers, who Seabrook competes with is factual, and who Seabrook wants to pay like is an internal policy directive. PSPC will hold conversations with senior staff to find out where Seabrook gets people and where Seabrook loses people. Services and geography will define the market, with commuting as a key factor. PSPC will look at similar or same comparators for all jobs, looking at Baytown, Deer Park, Nassau Bay, LaPorte, West University, Pasadena,

Pearland, Sugar Land, Tomball, Webster, and Katy with some hotel occupancy comparison. In addition, some jobs have portability between private and public sectors, in particular, quasi-governmental water authority jobs; therefore, private sector data will also be collected. PSPC will ultimately be able to give Council options based on, but not limited to, recruitment realities, turnover realities, incentives, what the jobs are worth, benefits, certification pay (specialized included), health insurance contribution (by the employer), work atmosphere, and employee satisfaction. Comparable cities were selected from talking to Directors and from looking around at Seabrook's neighbors. The approach is a whole job analysis, looking at specialists versus generalists, and PSPC will make accommodations for job comparison with larger cities (Baytown, Pearland, Sugar Land), so bigger cities might be leveled out. The target completion is 90-120 days.

Council discussed list of comparable cities.

Motion was made by Councilor Llorente and seconded by Councilor Adovasio.

To approve the following list of comparable cities: Baytown, Deer Park, Nassau Bay, La Porte, League City, West University, Pasadena, Pearland, Sugarland, Tomball, Webster, and Katy, with the addition of Bellaire and Harris County Constable Precinct 8.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.2 Consider approval of a proposal by Cobb Fendley to update the Water and Wastewater Capital Improvements Plan and Impact Fee Determination 2005-2014 in an amount not to exceed $30,000.00, and authorize the City Manager to execute an agreement for the same, after review by the City Attorney. This is an unbudgeted item. (Landis)

Sean Landis, Assistant City Manager, stated the Local Government Code requires cities to update the land use assumptions, capital improvements plan and impact fees every five years. The last study was approved in 2005 for a period through 2014. State Law requires the City to hire a qualified engineer to update the study. Available proceeds from the impact fees will fund the update of the plan. The scope of services includes updating the impact fee study with recently constructed projects, CIP and future projects, water use data, and water demands; performing impact fee calculations; conducting meetings with the Planning and Zoning Commission; and presenting the updated study results to City Council. The deadline for completion is December 2015, and impact fees will be suspended until the study is updated.

The Mayor stated he is getting complaints about impact fees. Mr. Landis explained the Local Government Code dictates how the analysis is conducted, based on maps and CIP's. The process is scientific rather than subjective. City of Seabrook fees have stayed pretty static to date, based on future development and growth. At the Mayor's request, staff will conduct research when the study is completed, to see if Seabrook's impact fees are comparable to surrounding municipalities' impact fees.

Motion was made by Councilor Giangrosso and seconded by Councilor Llorente.

To approve a proposal by Cobb Fendley to update the Water and Wastewater Capital Improvements Plan and Impact Fee Determination 2005-2014 in an amount not to exceed $30,000.00, and authorize the City Manager to execute an agreement for the same, after review by the City Attorney.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 OLD BUSINESS

5.1 Consider approval of the final bill for the Waterfront Drive Improvement Project to AT&T in the amount of $119,585.84. (Cook)

Gayle Cook, City Manager, explained this is the last bill from AT&T on the Waterfront Drive Improvement Project, which is higher than the estimate final bill amount assigned when the agreement with AT&T was signed. The agreement required AT&T to let the City know if changes to the final bill were anticipated. The project was ultimately delayed due to issues with the contractors, with no notification from AT&T regarding change in final bill estimate. Staff did not want to go back to EDC for the funds, nor take the money from the general fund. The General Land Office has agreed to transfer funds from the CDBG disaster recovery contract funds to pay this final bill. Ms. Cook recommends paying the bill under protest to AT&T regarding the lack of notification about the change in amount. The project has been closed; therefore, there is no risk at this time in submitting funds for payment, and if the CDBG funds from the GLO are not used, the transfer of funds will no longer be valid at some point and the money will be lost. Staff has protested as much as possible to this point without going to the next step legally.

Motion was made by Councilor Llorente and seconded by Councilor Adovasio

To approve the final bill and payment of $119,585.84, under protest regarding the lack of notification, and authorizing staff to pursue any legal remedies necessary.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.2 Approve on second and final reading proposed Ordinance No. 2015-14, "Amendment to the Official Street Map to Rename Second Street to Main Street." This item was tabled on July 28, 2015. (Landis)

AN ORDINANCE AMENDING THE OFFICIAL CITY STREET MAP OF THE CITY OF SEABROOK, WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, CHAPTER 75, "STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES", ARTICLE 2, "STREETS", SECTION 75-26, "STREET NAMING AND NUMBERING MAP", BY RENAMING "SECOND STREET" TO "MAIN STREET", REQUIRING THAT THE "CITY STREET MAP" BE AMENDED TO REFLECT THIS CHANGE; REPEALING

ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

Councilor Adovasio asked if EDC had decided on a reimbursement policy. Gayle Cook, City Manager, explained EDC is considering the reimbursement policy. Councilor Miller and Mayor Royal, both members of the Economic Development Corporation Board, stated the EDC Board was in favor of approving a reimbursement package for actual expenses and they would like a formal process to be in place.

Mayor Royal reiterated that Council has heard two individuals in opposition of the name change, and other than those two individuals, no names have been given to Council in opposition and no other persons have reached out to the Mayor or Council with concerns. Councilor Miller advised he actively sought out citizens in opposition and didn't find anyone. Councilor Giangrosso pointed out that no one said anything about the renaming at the recent Comprehensive Master Plan public meeting.

Motion was made by Councilor Miller and seconded by Councilor Johnson

To approve on second and final reading proposed Ordinance No. 2015-14, "Amendment to the Official Street Map to Rename Second Street to Main Street."

MOTION CARRIED BY UNANIMOUS CONSENT.

6.0 ROUTINE BUSINESS

6.1 Approve the Action Items Checklist which is attached and made a part of this agenda. (Council)

Hwy 146 – Periodic meetings, every month or every other month, have been set up with TXDOT. The first meeting is September 21, and they have indicated the right-of-way (ROW) maps might be the final maps to release. The Mayor has been asked to be a panelist on Oct. 22 at 10:30am at the Mobility Matters 2nd Annual Symposium, and he will be speaking about Hwy. 146. The Houston District Engineer for TXDOT has stated the number one priority project in Houston is the expansion of Highway 146.

Strategic plan – There is nothing new to report at this time.

Bond updates – Staff and architects met today on the Public Works facility. Staff will have an updated timeline for the project next week to give Council. Bid packages will be ready in October. A restroom will be put in with the splash pad. The clock at the traffic circle is functioning, and a request for proposal on the landscaping will be published in the next three or four weeks. Staff is pricing a barrier wall around the circumference of the clock. The Mayor reports he has heard a lot of good feedback about the clock.

Motion was made by Councilor Giangrosso and seconded by Councilor Johnson.
To approve the action items checklist.
MOTION CARRIED BY UNANIMOUS CONSENT.

6.2 Establish future meeting dates and agenda items. (Council)

Council meetings are on the regular schedule of first and third Tuesdays of every month.

7.0 DISCUSSION ITEMS

7.1 Update on proposal from Waste Management and a pilot program for larger recycling bins. (Cook)

Gayle Cook, City Manager, stated that during Public Comment at a recent Council meeting staff was asked about larger bins for recycling, which was a topic of conversation with the vendor during contract negotiations last year. Because recyclables are coming in with trash, bags, and food, which have to be sorted out before other items can be recycled, the price has increased considerably. Last year larger recycle bins would have cost $1.70-$2.00 per month per customer. This year the cost would be $3.35 per customer per month, with weekly pickup of a 96 gallon bin and an amortization of the cost of the cart over a five year period.

Another option would be to not extend the current contract, and provide weekly pickup at $5.00 per month per customer.

Motion was made by Councilor Llorente and seconded by Councilor Adovasio

To table this item until staff has had time to look at other options.

MOTION CARRIED BY UNANIMOUS CONSENT.

8.0 EXECUTIVE SESSION

8.1 Consult with attorney to receive legal advice on legal issues associated with a Memorandum of Understanding with the Port of Houston Authority (PHA). (Cook)

Council did not hold a closed executive session.

9.0 OPEN MEETING

9.1 Consider and authorize approval or action on amendments to the Memorandum of Understanding (MOU) with the Port of Houston Authority (PHA). (Cook)

With closed executive session not held, Council did not reconvene in open meeting, and no action was taken.

Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 8:25 p.m.

Approved this 15th day of September 2015.

Glenn R. Royal
Mayor

Robin Hicks
City Secretary